

Waterville

57-253

BK 7094 PG 259

QUIT CLAIM RELEASE DEED

032498

NO TRANSFER  
TAX PAID

Carol E. Gilbert, f/k/a Carol E. LeClair

of

for consideration paid, release to Jim F. LeClair

of Waterville, Maine,

the land in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

WITNESS my hand and seal this 26 day of Nov, 2001.

Carol Gilbert  
CAROL E. GILBERT  
f/k/a Carol E. LeClair

THE STATE OF Maine  
County of Kennebec, ss.

Nov 26, 2001

Then personally appeared the above named Carol E. Gilbert and acknowledged the foregoing instrument to be her free act and deed,

Before me, Patricia Ferland  
Notary Public

Print Name: Patricia Ferland  
Patricia Ferland, Notary Public  
State of Maine  
My Commission Expires 5/30/2004

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2 Jim F. LeClair  
32 May Street  
Waterville, Maine 05671

SEAL

57-253

Y-11987

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EXHIBIT A

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, bounded and described, to wit:

Starting at the intersection of the northerly line of Abbott Street with the westerly line of May Street; thence to the north along the westerly line of May Street a distance of 95 feet to a point; thence to the west, at right angles, a distance of 60 feet; thence to the south, at right angles, a distance of 95 feet to the northerly line of Abbott Street; thence to the east along the northerly line of Abbott Street a distance of 60 feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than seventy-five hundred dollars (\$7,500.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty feet frontage on the street.

For source of title, reference may be had to deed from Donald Hawkes to Jim F. LeClair and Carol E. LeClair dated July 14, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3581 at Page 121.

The purpose of this deed is to acknowledge complete satisfaction of all of the terms of a Divorce Judgment between Carol E. LeClair and Jim F. LeClair, dated October 16, 1999. (District Court-Northern Kennebec, Docket Number WAT-99-FM-277).

RECEIVED KENNEBEC SS.  
2002 OCT -9 PM 12:04

ATTEST: *Barbara B. Bickmore*  
REGISTER OF DEEDS